

**ORDINANCE NO. 981203-E**

**AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2 OF THE CITY CODE AS FOLLOWS:**

**3.0773 ACRE TRACT OF LAND OUT OF THE JESSE WILLIAMS SURVEY NO. 62, TRAVIS COUNTY, FROM "I-RR" INTERIM RURAL RESIDENCE DISTRICT TO "CS-CO" GENERAL COMMERCIAL SERVICES DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT, LOCALLY KNOWN AS 8036 U.S. HIGHWAY 290 WEST, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The Zoning Map established by Chapter 13-2-22 of the City Code is amended to change the base zoning district from "I-RR" Interim Rural Residence district to "CS-CO" General Commercial Services district-Conditional Overlay combining district on the property (the "Property") described in File C14-96-0146, as follows:

3.0773 acre tract of land out of the Jesse Williams Survey No. 62, in Travis County, Texas, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

locally known as 8036 U.S. Highway 290 West, in the City of Austin, Travis County, Texas, and as more particularly identified in the map attached as Exhibit "B".

**PART 2.** The Property within the boundaries of the Conditional Overlay combining district established by this ordinance is subject to the following conditions:

1. Notwithstanding any other provision of the Land Development Code applicable to the Property on the effective date of this ordinance or at the time an application for approval of a site plan or building permit is submitted, no site plan for development of the Property, or any portion of the Property, may be approved or released, and no building permit for construction of a building on the Property, may be issued if the completed development or uses authorized by the proposed site plan or building permit, considered cumulatively with all existing or previously authorized development and uses of the Property, generates traffic exceeding the total traffic generation of 2,000 vehicle trips per day.

2. The following uses of the Property are prohibited:

Automotive Sales	Laundry Services
Automotive Rentals	Monument Retail Services
Automotive Repair Services	Off-Site Accessory Parking
Campground	Pawn Shop Services
Commercial Blood Plasma Center	Service Station
Commercial Off-Street Parking	Theater
Convenience Storage	Vehicle Storage
Electronic Prototype Assembly	Veterinary Services
Equipment Repair Services	Custom Manufacturing
Equipment Sales	Limited Warehousing & Distribution
Hotel-Motel	Telecommunication Towers
Kennels	

3. No site plan for development of the Property or any portion of the Property may be approved or released, and no building permit for construction of a building on the Property may be issued, other than for addition to, modification or renovation of, any existing structures on the Property, before the dedication of 35 feet of right-of-way from the existing center line of Hudson Loop by execution and recordation of a street deed, in accordance with Section 13-5-9 in Chapter 13-5 of the City Code.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the "CS" General Commercial Services base district and other applicable requirements of the Land Development Code.

**PART 3.** The Council waives the requirements of Sections 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

**PART 4.** This ordinance takes effect on December 14, 1998.

**PASSED AND APPROVED**

December 3

, 1998.

§  
§  
§

*Kirk Watson*

Kirk Watson  
Mayor

APPROVED:

*Andrew Martin*

ATTEST:

*Betty G. Brown*

Andrew Martin  
City Attorney

Betty G. Brown  
Deputy City Clerk

# CRICHTON & ASSOCIATES

LAND SURVEYORS  
1406 THREE POINTS ROAD  
PFLUGERVILLE, TEXAS 78660  
512-251-4105

## FIELD NOTES

FIELD NOTES FOR 3.0773 ACRES OUT OF THE JESSE WILLIAM SURVEY NO. 2, IN TRAVIS COUNTY, TEXAS, BEING THE SAME TRACT CALLED 3.1 ACRES, AND RECORDED IN VOL. 16569 PAGE 694 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY NOTES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron pin found at the intersection of the North R.O.W. of U.S. Highway 8290, and the West R.O.W. of Hudson Loop, for the southeast corner of this tract and the POINT OF BEGINNING.

THENCE N. 76 deg. 41' 00" W., with the North R.O.W. of said U.S. Highway 8290, 384.86 feet to an iron pin found. Said point also being the southeast corner of a tract conveyed to Thelma Collier, in Vol. 9912, Page 773, of the Real Property Records of Travis County, Texas, for the southwest corner of this tract.

THENCE N. 07 deg. 34' 57" E., with the East line of said Collier Tract, 327.36 feet to an iron pin found at the northwest corner of said Collier Tract; also being on the South R.O.W. of Hudson Loop for the Northwest Corner of this tract.

THENCE S. 80 deg. 11' 03" E., with the South line of Hudson Loop, 385.22 feet to an iron pin set, for the northeast corner of this tract.

THENCE S. 07 deg. 34' 00" W., with the West R.O.W. of Hudson Loop, 360.80 feet to the POINT OF BEGINNING and containing 3.0773 acres more or less.

I hereby certify that the foregoing field notes were prepared from a survey on the ground, under my supervision and are true and correct to the best of my knowledge and belief.

WITNESS MY HAND AND SEAL THIS THE 14TH DAY OF SEPTEMBER, 1990.

I, Dana DeBeauvoir, County Clerk, Travis County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office. Witness my hand and seal of office on

Norman Crichton, R.P.L.S. 4546



Dana DeBeauvoir, County Clerk  
By Deputy

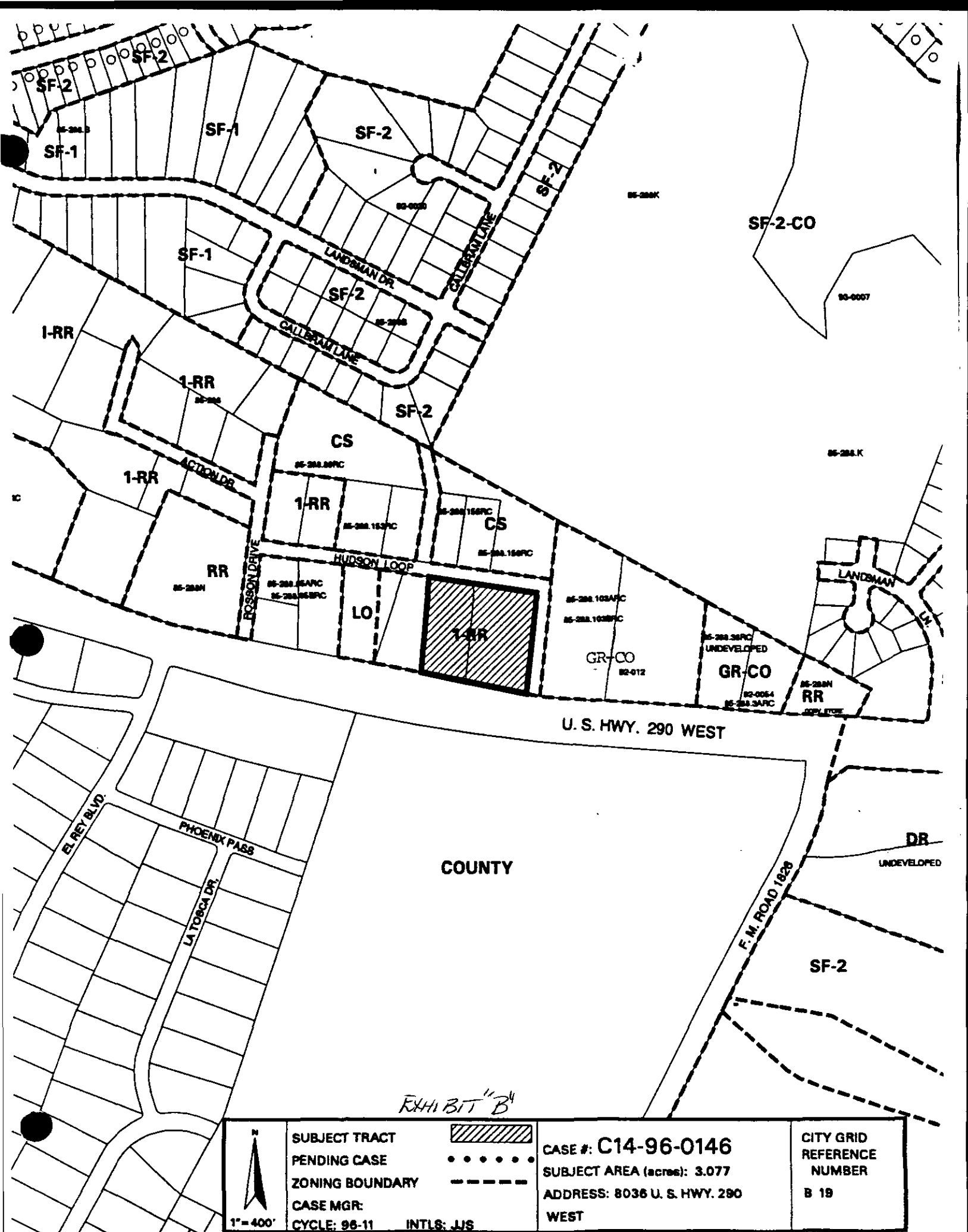
JUN 13 1996  
*H. Norris*  
H. Norris

EXHIBIT  
A

REAL PROPERTY RECORDS  
TRAVIS COUNTY, TEXAS

2681 2291

S.M.F.  
S.V.F.



14  
**Austin American-Statesman**

PO#: 981203E  
Ad ID#: CIQH00700  
Acct#: 5124992499  
Account Name: CITY CLERKS OFFICE

CITY CLERKS OFFICE  
PO BOX 1088  
AUSTIN, TX 78767

**AFFIDAVIT OF PUBLICATION**

THE STATE OF TEXAS  
COUNTY OF TRAVIS

Before me, the undersigned authority, a Notary Public in and for the County of Travis,  
State of Texas, on this day personally appeared:

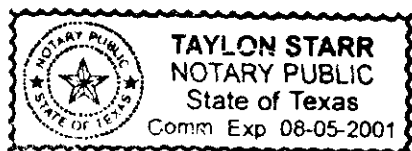
SHARON JANAK

Classified Advertising Agent of the Austin American-Statesman, a daily newspaper  
published in said County and State that is generally circulated in Travis, Hays, Burnet  
and Williamson Counties, who being duly sworn by me, states that the attached  
advertisement was published in said newspaper on the following dates, to wit:

First Published:	12/23/98	Last Published:	12/23/98
Times Published:	1	Classification:	9980
Lines:	19	Cost:	\$53.01

and that the attached is a true copy of said advertisement.

SWORN AND SUBSCRIBED TO BEFORE ME, this the 23<sup>rd</sup> day of Dec 1998



Tylon Starr  
Notary Public in and for  
TRAVIS COUNTY, TEXAS

305 South Congress Ave., P.O. Box 670, Austin, Texas 78767-0670 512-445-3541

ORDINANCE NO. 981203-E  
AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING AND CHANGING THE ZONING MAP ACCORDING TO CHAPTER 13-2 OF THE CITY CODE AS FOLLOWS:  
THE CITY CODE AS FOLLOWS:  
1.0773 ACRE TRACT OF LAND OUT OF THE 1936 WILLIAMS SURVEY NO. 38, TRAVIS COUNTY, FROM "RR" TERM RURAL RESIDENCE DISTRICT TO "CS-CO" GENERAL COMMERCIAL SERVICES DISTRICT-COMMERCIAL OVERLAY COMBINING DISTRICT, LOCALLY KNOWN AS 8036 HIGHWAY 290 WEST IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.  
Mayor, Kirk Watson  
City of Austin